



# Brownfields Assessment Demonstration Pilot

***Tucson, AZ***

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

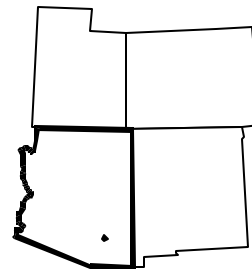
EPA's Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. EPA is funding: assessment demonstration pilot programs (each funded up to \$200,000 over two years), to assess brownfields sites and to test cleanup and redevelopment models; job training pilot programs (each funded up to \$200,000 over two years), to provide training for residents of communities affected by brownfields to facilitate cleanup of brownfields sites and prepare trainees for future employment in the environmental field; and, cleanup revolving loan fund programs (each funded up to \$500,000 over five years) to capitalize loan funds to make loans for the environmental cleanup of brownfields. These pilot programs are intended to provide EPA, states, tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

## BACKGROUND

EPA has selected the City of Tucson for a Brownfields Pilot. Industrial activity in downtown Tucson that began in the 1880s with the advent of the railroad began to decrease in the 1950s. At that time, rail yards were relocated, a major military base was constructed, and pristine and inexpensive land surrounding the city began drawing development away from downtown. A patchwork of vacant, deteriorating, and underused properties remains. Contamination from various industrial pollutants released over the years threatens the reliability of Tucson's groundwater, the city's only source of drinking water.

The Pilot targets one of five designated brownfields areas located within the downtown city center. The targeted area, known as the Warehouse District/Barraza Aviation Parkway (BAP) Corridor, encompasses approximately 80 acres of warehouse properties, roadways, and vacant sites. The area suffers from potential groundwater and soil contamination resulting from milling operations, the railroad, and other industrial activities. Tucson's areas of highest economical and social stress are located adjacent to these properties. More than 40 percent of city center residents live in poverty, 11

## PILOT SNAPSHOT



Tucson, Arizona

Date of Announcement:  
April 1997

Amount: \$200,000

Profile: The Pilot will focus on brownfields site assessment, cleanup, and redevelopment within the 80-acre Warehouse District/Barraza Aviation Parkway Corridor.

### Contacts:

City of Tucson, Office of  
Environmental Management  
(520) 791-5414

U.S. EPA - Region 9  
(415) 744-1207

Visit the EPA Region 9 Brownfields web site at:  
<http://www.epa.gov/region09/waste/brown/index.html>

For further information, including specific Pilot contacts, additional Pilot information, brownfields news and events, and publications and links, visit the EPA Brownfields web site at:  
<http://www.epa.gov/brownfields/>

percent are unemployed, and more than 50 percent of its population is Hispanic.

## OBJECTIVES

Tucson's focus is to stimulate sustainable redevelopment of targeted sites. The objectives of the Pilot are to complete site assessments, identify funds for cleanup and redevelopment, and begin the redevelopment planning process for brownfields sites within the Warehouse District/BAP Corridor.

## ACCOMPLISHMENTS AND ACTIVITIES

The Pilot has:

- Completed a regulatory database search, conducted a search of the county assessor's records of all properties in the Pilot area, collected available historic records, and completed the database for the initial Pilot project area;
- Conducted community outreach efforts including creation of a Pilot summary sheet, preparation of its first newsletter, and gathering stakeholder views on redevelopment of the Warehouse District; and
- Completed Phase I assessments at the Small Planet Bakery and the Matt Bevel Institute sites.

The Pilot is:

- Continuing a collaborative, community-based process to involve stakeholders such as the Brownfields Steering Committee, the Redevelopment Task Force, the Site Assessment/Pollution Prevention/Clean Up Task Force, and the Environmental Justice Task Force;
- Developing brownfields redevelopment planning strategies and waste minimization plans for the Warehouse District/BAP Corridor, including application to other brownfields sites;
- Continuing a process for identifying potential redevelopment projects, prioritizing the sites, and conducting site assessments;
- Identifying methods to ensure sustainable redevelopment in the downtown area;

- Providing outreach and education to minority residents of the city center; and
- Linking jobs created by redevelopment with minority residents living in the Pilot community.

## LEVERAGING OTHER ACTIVITIES

Experience with the Tucson Pilot has been a catalyst for related activities including the following:

- Creation of a Sustainable Development advisory team to establish and ensure sustainable development practices throughout the city;
- The City of Tucson received a \$100,000 U.S. EPA Environmental Justice through Pollution Prevention (EJP2) grant in the fall of 1998;
- Tucson was awarded an additional \$200,000 as one of EPA's Brownfields Showcase Communities finalists; and
- The city's Transportation Department received and USACE has agreed to provide funding to assess properties in the Barraza Aviation Corridor.